



Formby Way,
Walsall, WS3 3TL

Offers in the Region Of £400,000

Stylish family living, with entertaining at its heart

Beautifully presented and thoughtfully arranged, this four-bedroom detached residence combines contemporary interiors with generous living spaces and an inviting garden. From the statement kitchen to the light-filled sun room, this is a home offering both everyday comfort and a wonderful setting for entertaining.

An enclosed entrance porch introduces the accommodation, opening into a welcoming hallway. The bay-fronted sitting room provides an elegant space to unwind, with a bespoke-style media wall and inset contemporary fireplace forming a striking centrepiece. Recessed lighting and attractive herringbone-style flooring complete the room's polished finish. A separate sitting/dining room adds flexibility to the ground floor, offering space for a more formal dining setting, an additional lounge or a dedicated home office. At the heart of the home lies the impressive kitchen/breakfast room. Sleek gloss cabinetry and contrasting work surfaces create a sophisticated backdrop, while the substantial central island provides breakfast-bar seating and a natural gathering point for family and guests. An island-mounted gas hob, overhead extractor and built-in ovens balance style with practicality. A separate utility room and guest cloakroom complement the accommodation. The adjoining sun room extends the living space beautifully. A glazed roof lantern draws natural light into the room, creating an appealing setting for relaxed dining, morning coffee or enjoying views of the garden. Doors open directly outside, making the transition from indoor living to outdoor entertaining effortless.

Upstairs, four bedrooms offer comfortable accommodation, with fitted storage enhancing several rooms. A contemporary family bathroom and an additional shower room serve the first floor, alongside useful landing storage.

The exterior is equally inviting. A substantial driveway provides parking for multiple vehicles, while the enclosed rear garden has been arranged for easy maintenance and enjoyment. An artificial lawn sits alongside paved seating areas and decorative planting, with space to dine, relax and entertain. A garden bar adds a sociable focal point, while a greenhouse provides further interest.

Set on Formby Way in Bloxwich, this beautifully appointed home brings together space, versatility and distinctive contemporary style.



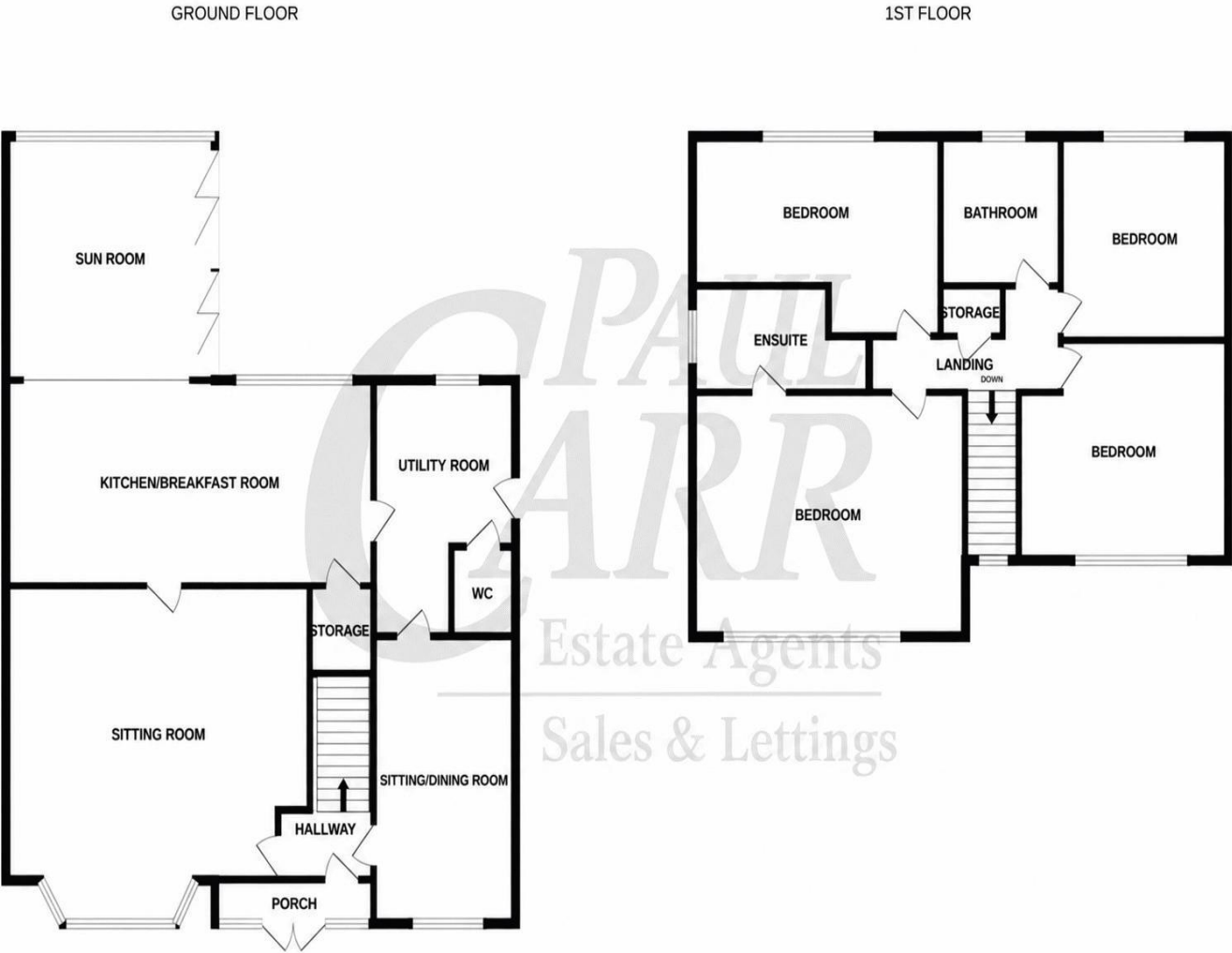
Storm Porch
Hallway
Sitting / Dining Room
Sitting Room
Kitchen / Breakfast Room
Utility room
W.C.
Sun Room
First Floor Landing
Master bedroom
En-suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom
Outside
Front Driveway
East Maintenance Rear Garden





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

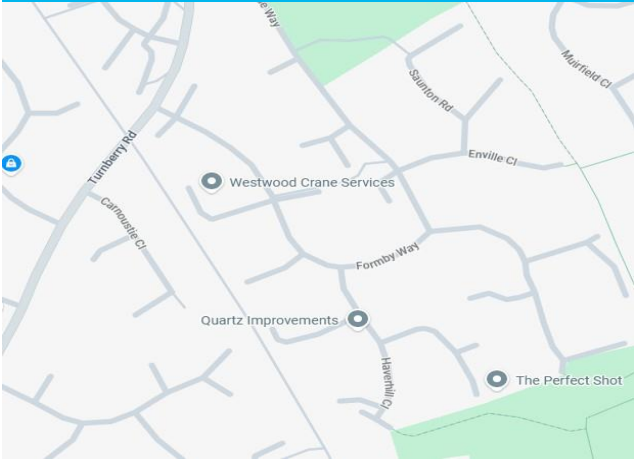


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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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